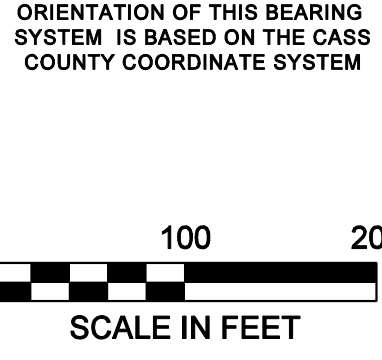


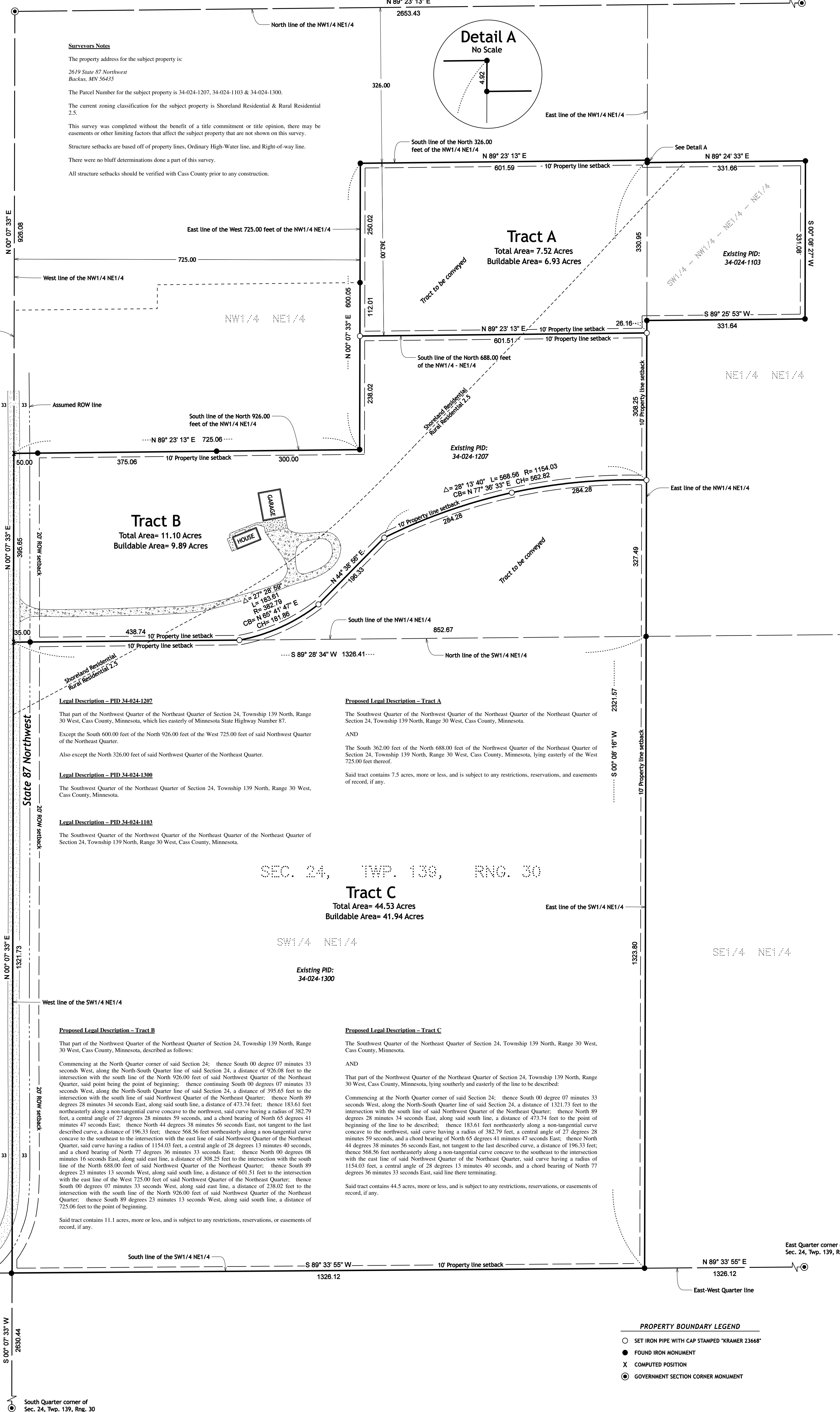
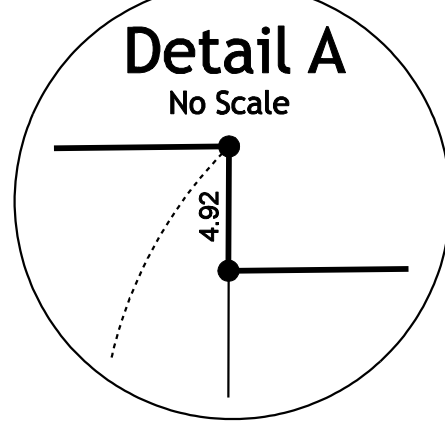
North Quarter corner of Sec. 24, Twp. 139, Rng. 30

Northeast corner of Sec. 24, Twp. 139, Rng. 30



**Surveyors Notes**

The property address for the subject property is:  
2619 State 87 Northwest  
Backus, MN 56435  
The Parcel Number for the subject property is 34-024-1207, 34-024-1103 & 34-024-1300.  
The current zoning classification for the subject property is Shoreland Residential & Rural Residential 2.5.  
This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.  
Structure setbacks are based off of property lines, Ordinary High-Water line, and Right-of-way line.  
There were no bluff determinations done a part of this survey.  
All structure setbacks should be verified with Cass County prior to any construction.



**Legal Description - PID 34-024-1207**

That part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota, which lies easterly of Minnesota State Highway Number 87.  
Except the South 600.00 feet of the North 926.00 feet of the West 725.00 feet of said Northwest Quarter of the Northeast Quarter.  
Also except the North 326.00 feet of said Northwest Quarter of the Northeast Quarter.

**Legal Description - PID 34-024-1300**

The Southwest Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota.

**Legal Description - PID 34-024-1103**

The Southwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota.

**Proposed Legal Description - Tract A**

The Southwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota.  
AND  
The South 362.00 feet of the North 688.00 feet of the Northwest Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota, lying easterly of the West 725.00 feet thereof.  
Said tract contains 7.5 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

**Proposed Legal Description - Tract B**

That part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows:  
Commencing at the North Quarter corner of said Section 24; thence South 00 degree 07 minutes 33 seconds West, along the North-South Quarter line of said Section 24, a distance of 926.08 feet to the intersection with the south line of the North 926.00 feet of said Northwest Quarter of the Northeast Quarter, said point being the point of beginning; thence continuing South 00 degrees 07 minutes 33 seconds West, along the North-South Quarter line of said Section 24, a distance of 395.65 feet to the intersection with the south line of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 28 minutes 34 seconds East, along said south line, a distance of 473.74 feet; thence 183.61 feet northeasterly along a non-tangential curve concave to the northwest, said curve having a radius of 382.79 feet, a central angle of 27 degrees 28 minutes 59 seconds, and a chord bearing of North 65 degrees 41 minutes 47 seconds East; thence North 44 degrees 38 minutes 56 seconds East, not tangent to the last described curve, a distance of 196.33 feet; thence 568.56 feet northeasterly along a non-tangential curve concave to the northwest, said curve having a radius of 382.79 feet, a central angle of 27 degrees 28 minutes 59 seconds, and a chord bearing of North 65 degrees 41 minutes 47 seconds East; thence North 89 degrees 28 minutes 34 seconds East, along said south line, a distance of 473.74 feet to the point of beginning of the line to be described; thence 183.61 feet northeasterly along a non-tangential curve concave to the northwest, said curve having a radius of 382.79 feet, a central angle of 27 degrees 28 minutes 59 seconds, and a chord bearing of North 65 degrees 41 minutes 47 seconds East; thence North 44 degrees 38 minutes 56 seconds East, not tangent to the last described curve, a distance of 196.33 feet; thence 568.56 feet northeasterly along a non-tangential curve concave to the southeast to the intersection with the east line of said Northwest Quarter of the Northeast Quarter, said curve having a radius of 1154.03 feet, a central angle of 28 degrees 13 minutes 40 seconds, and a chord bearing of North 77 degrees 36 minutes 33 seconds East, said line there terminating.  
Said tract contains 11.1 acres, more or less, and is subject to any restrictions, reservations, or easements of record, if any.

**Proposed Legal Description - Tract C**

The Southwest Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota.  
AND  
That part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 139 North, Range 30 West, Cass County, Minnesota, lying southerly and easterly of the line to be described:  
Commencing at the North Quarter corner of said Section 24; thence South 00 degree 07 minutes 33 seconds West, along the North-South Quarter line of said Section 24, a distance of 1321.73 feet to the intersection with the south line of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 28 minutes 34 seconds East, along said south line, a distance of 473.74 feet to the point of beginning of the line to be described; thence 183.61 feet northeasterly along a non-tangential curve concave to the northwest, said curve having a radius of 382.79 feet, a central angle of 27 degrees 28 minutes 59 seconds, and a chord bearing of North 65 degrees 41 minutes 47 seconds East; thence North 44 degrees 38 minutes 56 seconds East, not tangent to the last described curve, a distance of 196.33 feet; thence 568.56 feet northeasterly along a non-tangential curve concave to the southeast to the intersection with the east line of said Northwest Quarter of the Northeast Quarter, said curve having a radius of 1154.03 feet, a central angle of 28 degrees 13 minutes 40 seconds, and a chord bearing of North 77 degrees 36 minutes 33 seconds East, said line there terminating.  
Said tract contains 44.5 acres, more or less, and is subject to any restrictions, reservations, or easements of record, if any.

SEC. 24, TWP. 139, RNG. 30

**Tract C**  
Total Area= 44.53 Acres  
Buildable Area= 41.94 Acres

Existing PID:  
34-024-1300

**PROPERTY BOUNDARY LEGEND**

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- FOUND IRON MONUMENT
- X COMPUTED POSITION
- ⊙ GOVERNMENT SECTION CORNER MONUMENT

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

**KLD**  
KRAMER LEAS DELEO  
SURVEYING • ENGINEERING • PLANNING  
BRAINERD ST. CLOUD

1120 Industrial Park Road  
Brainerd, MN 56401  
716-629-3333

13 North 11th Avenue  
St. Cloud, MN 56303  
320-259-1288

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *James Kramer* 05/24/2023  
James Kramer, MN License No. 23668 Date

PROJECT NO. STEHD2301

**CERTIFICATE OF SURVEY**  
Topographic and Property Boundary Survey

Don Stehr  
Section 24, Township 139 North, Range 30 West  
Cass County, Minnesota

Sheet No. 1 of 1